

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

LANDS – Hyderabad District - Shaikpet Village and Mandal – Transfer of Government land to an extent of Ac.10.00 falling in T.S. No.1, Block-F, Ward No.9 correlated to Sy. No.403 of Shaikpet Village and Mandal, Hyderabad District in favour of Deccan Infrastructure and Land Holdings Limited (DILL) at the rate of Rs.11.61 crores per acre as an alternate land in lieu of land allotted at Bachupally Village, Qutubullapur Mandal, Ranga Reddy District allotted to A.P. Housing Board – Orders – Issued.

Revenue (Assignments.III) Department

G.O.Ms.No. 593

Dated 22.06.2010
Read the following :-

- (1) G.O. Ms. No. 1381, Revenue (Assn.V) Department, dated 26.10.2007.
- (2) From the Vice Chairman and Managing Director Deccan Infrastructure and Land Holdings Limited D.O. Letter No. 1/VC/DILL/2009, dated 07.07.2009.
- (3) Government Memo. No. 28183/Assn.V(1)/2009, dated 25.9.2009.
- (4) Letter No. I1/6446/2007, dated 08.10.2009 of the District Collector – Hyderabad.
- (5) Letter No. BB2/2228/2009, dated 10.11.2009 of Special Chief Secretary and Chief Commissioner of Land Administration, AP Hyderabad.
- (6) Government Memo. No. 51111/Assn.III(1)/2009-2, dated 24.12.2009.
- (7) Letter No. BB2/2223/2009, dated 10.02.2010 of Special Chief Secretary and Chief Commissioner of Land Administration, AP Hyderabad.
- (8) Government Memo. No.51111/Assn.III(1)/2009, dated 06.05.2010.
- (9) Letter No. I1/6446/2007, dated 07.05.2010 of Collector – Hyderabad.

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ORDER :-

The Vice Chairman and Managing Director Deccan Infrastructure And Land Holdings Limited, Hyderabad in his letter 2nd read above has informed that the Government in G.O. Ms. No. 1381, Revenue (Assn.V) Department dated 26.10.2007 issued orders alienating 119 Acres of Government land at Bachupally Village, Qutubullapur Mandal, Ranga Reddy District situated in Sy. No.285/1, 286/1 etc in favour of A.P. Housing Board. The A.P. Housing Board in turn has transferred Ac. 99.00 to Deccan Infrastructure And Land Holdings Limited, Hyderabad a subsidiary company of A.P. Housing Board for Joint Venture Development. Out of the aforesaid extent of Ac.99.00, Ac.90.00 has been provided to the Indu Project limited towards Joint Venture Development, after due process of tendering, for a consideration of Rs.5.3 crores per acre. The Developer has remitted a total amount of RS.285.57 crores to DILL towards development fee and interest on development fee.

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2. The Vice Chairman and Managing Director Deccan Infrastructure And Land Holdings Limited, Hyderabad has further informed that at that stage, a Writ Petition was filed in the Hon'ble High Court of Andhra Pradesh with respect to the land parcel at Bachupally, wherein the Hon'ble High Court initially issued orders of "Status-Quo" because of which there was delay in implementation of the Project on the Land Parcel. In the said W.P. later judgment was pronounced in favour of the Government on 30.9.2008. But, another case was filed in the Land Reforms Tribunal with respect to the same land parcel and the case is still pending. The Developer, vide his letter dated 12.5.2009, has requested for refund of the total amount paid by them to DILL, by considering the risks involved in development of the land parcels under litigation.

3. The Vice Chairman and Managing Director Deccan Infrastructure and Land Holdings Limited has further informed that the Board of Directors of DILL, in their meeting held on 10.6.2009, has discussed the matter at length and inter-alia it was decided by the Board, that as it may not be possible for the Government to refund the total amount paid to them by DILL, it was considered appropriate to take alternate land from Government for providing the same to the Developer and has authorized the VC & MD to approach the Revenue Department in Government with a request to provide alternate land in place of Bachupally land which is in dispute.

4. The Vice Chairman and Managing Director Deccan Infrastructure And Land Holdings Limited, Hyderabad, has, therefore, requested the Government to consider the facts and alienate litigation free alternate land directly to DILL at the earliest for a value of Rs.576.183 crores.

5. Government vide their D.O. Letter dated 20.07.2009 have requested the District Collector Ranga Reddy for a report on the request of the Vice Chairman and Managing Director Deccan Infrastructure and Land Holdings Limited. The Collector Ranga Reddy in his letter dated 01.08.2009, has reported that there is no suitable Government land available in the District for allotment to DILL. As such, the District Collector – Hyderabad was requested to furnish a report.

6. The District Collector – Hyderabad in his letter dated 8.10.2009, has informed that no Government vacant lands are available free from litigation in Hyderabad District. He has, further informed that the Government land to an extent of Ac.10.00 falling in TS No. 1, Block-F, Ward No.9, Sy. No.403 of Shaikpet Village was already handed over to the A.P. Housing Board free of cost. The basic value of this land is Rs.35,000/- per square yard in the year 2007 and 2008 and Rs.40,000/- per square yard in the year 2009. This land is very undulating and requires huge development expenditure for plotting. The present Market Value of land in these areas is between Rs.35,000/- to Rs.40,000/- per Square Yard for developed plots. It has also been informed that due to slump in Real Estate Market and Financial Crisis prevailing in market, the auction of lands for resource mobilization by the A.P Housing Board and DILL could not succeed. The District Collector – Hyderabad finally informed that the Deccan Infrastructure and Land Holdings Limited (DILL) is a subsidiary of the A.P. Housing Board and the land which was given to the A.P. Housing Board free of cost can be transferred to DILL, since there is no other Government land available free from litigation in Hyderabad District.

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7. The Chief Commissioner of Land Administration, in his letter dated 10.02.2010 has submitted that the proposal of the District Collector for providing alternate land to an extent of Ac.10.00 falling in T.S. No. 1, Block-F, Ward No.9, Sy. No.403 of Shaikpet Village (which was already handed over to the A.P. Housing Board on free of cost) to Deccan Infrastructure and Land Holdings Limited (DILL) in lieu of the land at Bachupally Village was placed before the Empowered Committee Meeting held on 29.01.2010 and the Empowered Committee has recommended the proposal of the District Collector to the Government. The District Collector – Hyderabad and the Empowered Committee have proposed the Market Value for the site under reference at Rs.11.61 crores per acre.

8. Government have examined the matter in the light of the circumstances reported by the Vice Chairman and Managing Director Deccan Infrastructure and Land Holdings Limited (DILL) and after careful consideration of the recommendations of the Empowered Committee hereby transfer the Government land to an extent of Ac. 10.00 falling in T.S. No.1, Block-F, Ward No.9 correlated to Sy. No.403 of Shaikpet Village and Mandal, Hyderabad District in favour of Deccan Infrastructure and Land Holdings Limited (DILL) at the rate of Rs.11.61 crores per acre (Eleven crores and sixty one lakhs) as an alternate land in lieu of the land earlier allotted at Bachupally Village, Qutubullapur Mandal, Ranga Reddy District for construction of Integrated Township.

9. The Special Chief Secretary and Chief Commissioner of Land Administration, AP Hyderabad shall take necessary further action accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

ASUTOSH MISHRA
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Special Chief Secretary & Chief Commissioner of
Land Administration, AP Hyderabad.
The District Collector – Hyderabad.
The District Collector – Ranga Reddy.
The Vice Chairman and Managing Director
A.P. Housing Board, Hyderabad.
The vice Chairman and Managing Director
Deccan Infrastructure and Land Holdings Limited
Hyderabad.

Copy to:
The Revenue (Assn.V) Dept.
SF / SC

/ Forwarded :: By Order /

SECTION OFFICER